

March 9, 2011

Dear Property Owners and Residents

Enclosed please find your annual sewer bill for the calendar year 2011. The first portion is due Monday, April 1, 2011 rather than June 1st. The second half is due October 1, 2011.

The change in billing dates from June to April and December to October has been necessitated due to our obligation to make payments for the upgrading and relining of the Borough's antiquated sewer mains.

As stated in my May 25, 2010 letter to residents, the Borough was spending between \$40,000 and \$60,000 a year in emergency repairs to our aging sewer system. Relining of our 100 year old deteriorating terracotta pipes began this winter and is expected to be completed within the next sixty days. When the work is completed the lining will drastically reduce costs for emergency repairs to our underground sewer mains in addition to stopping ground water infiltration.

When properties drop below true market value, the municipality is required to do a revaluation. The Borough of Merchantville has not had a revaluation since 1991 and according to the New Jersey Division of taxation records; the average property in the Borough is assessed at only 58% of the market value for 2011. The goal of a revaluation program is to spread the tax burden throughout a municipality. Real property must be assessed at the same value standard to ensure that every property owner is paying his or her fair share of the property tax.

More information regarding the Revaluation process and your role will be mailed to you and will be available on our website, Merchantvillenj.gov, please contact our Borough offices should you have additional questions.

Sincerely,

Frank M. North
Mayor

